

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Development Review**

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## **March 17, 2003 DRC Meeting**

Meeting convened at 2:02 PM.

**Present:** Robbie Rogers-Director and Chairperson, Richard Helms- Development Coordinator, Martin Steele-Environmental Health, Marie Keenum-911 Coordinator, Becky Howard-Clerk's Office, Tom Mountain-Coastal Engineering, Terry Neal-Attorney and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of March 10, 2003. Mr. Steele seconded the motion and the motion carried.

### **Old Business-**

None

### **New Business-**

#### ***Robby Williams Bed and Breakfast***

#### ***Major Development***

#### ***CUP/Conceptual Site Plan Review***

Robert Williams was present and requesting conceptual approval to expand an existing airport into a bed and breakfast and air training school. Mr. Williams gave a brief description of his proposal. He intends to remodel an existing hangar into the bed and breakfast. All future expansion will require preliminary and engineering site plan approval. The plans examiner from the building department has been out and inspected the existing building. The existing building has to be handicapped accessible. Each bedroom will have its own restroom. Food will be served to guests only. The existing road is adequate for the proposed project. Mr. Williams is trying to sell the existing platted lots on the property.

Mr. Gulbrandsen arrived at 2:15 PM.

DEP requirements and threshold limits were discussed. There is an onsite potable water supply. The County Engineer recommended approval, subject to additional information regarding the flight school, drainage, and soil types. There will be onsite fuel storage, in which fire protection requirements were discussed.

Mr. Helms moved to approve the request for conceptual plan review, subject to all Engineer comments being addressed. Mr. Mountain seconded the motion and the motion carried.

***VOS: Unit 81***

***Major Development***

***Preliminary Plan Review***

Lori Paris-Webb, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 69-unit subdivision. Project access was discussed. Attorney Neal is discussing the wording of the deed restrictions with counsel for the developer. The County Engineer recommended approval, subject to additional information including a recent aerial, 100-year flood plain and lot creation to be addressed on the engineering plans.

Mr. Helms moved to approve the request for preliminary plan review, subject to all engineer comments being addressed on the engineering plans. Mrs. Keenum seconded the motion and the motion carried.

***VOS: Ezell Villas***

***Major Development***

***Preliminary Review***

Lori Paris-Webb, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 79-unit subdivision. Street "C" and its connection were discussed. A revised site plan will be submitted to show all requested changes. The engineering plans will reflect the correct street names. The County Engineer recommended approval, subject to additional information including recent aerial and correct street names to be shown on the engineering plans.

Mr. Helms moved to approve the request for preliminary review, subject to the engineer comments being addressed on the engineering plans. Mr. Mountain seconded the motion and the motion carried.

***VOS: Inglewood Villas***

***Major Development***

***Preliminary Review***

Troy Locklin and Bob Palmer, Farner Barley and Associates, Inc., were present and requesting preliminary approval to develop a 70-unit subdivision. The County Engineer recommended approval, subject to additional information including a recent aerial, existing street names, road connections and restrictions/covenants to be shown on the engineering plans.

Mr. Helms moved to approve the request for preliminary review, subject to the engineer comments being addressed on the engineering plans. Mrs. Keenum seconded the motion and the motion carried.

***VOS: Cherry Hill Villas  
Major Development  
Preliminary Review***

Troy Locklin and Bob Palmer, Farner Barley and Associates, Inc., were present and requesting preliminary approval to develop a 62-unit subdivision. The County Engineer recommended approval, subject to the additional information including recent aerial, street names, surrounding zonings and screening to be shown on the engineering plans. The surrounding zonings and emergency access were discussed. The restrictions are being prepared and will be forwarded.

Mr. Helms moved to approve the request for preliminary review, subject to the engineer comments being addressed on the engineering plans. Mrs. Howard seconded the motion and the motion carried.

***Lenard Powell, Inc.  
Major Development  
Engineering Review***

Lenard Powell and Ed Abshier, project engineer, were present and requesting engineering approval to construct a 2800 sf office building, 8000 sf enclosed building and four 3200 sf open buildings for industrial use. The County Engineer recommended approval, subject to all comments being addressed on a revised engineering plan, which has been submitted. This project will utilize the City of Wildwood's water and sewer system. SWFWMD permits will be faxed over. A letter from the City of Wildwood regarding the use of their water/sewer system is required. Fire hydrants will be added and connected to the City's system.

Mr. Helms moved to approve the request for engineering review, subject to Committee comments being addressed. Mr. Gulbrandsen seconded the motion and the motion carried.

**Public Forum-**  
None

The next meeting is scheduled for March 24, 2003, in which Mr. Helms will deliver site plans on tomorrow.

Mrs. Rogers moved to adjourn. Mrs. Keenum seconded the motion and the motion carried.

The meeting adjourned at 2:36 PM.